

FOR SALE

14288 Capri Drive / Winchester Boulevard

Los Gatos, California



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PROPERTY INFORMATION

- NE Corner of Winchester Boulevard at Hwy 85
- Located across from Netflix & Roku Headquarters
- Access: Curb cuts on Winchester Boulevard
- APN #: 406-30-016
- Size: 0.53 Acres
- Zoning: C-1 Neighborhood
- Price: \$2,300,000.00
- Preliminary Plans for a 10,000 SF Medical Building

CURRENT IMPROVEMENTS

- +/- 1,550 SF Residential House
- 3 Bedroom / 2 Bath

TRAFFIC COUNTS

- Winchester Boulevard: 18,000 ADT
- Capri Drive: 912 ADT



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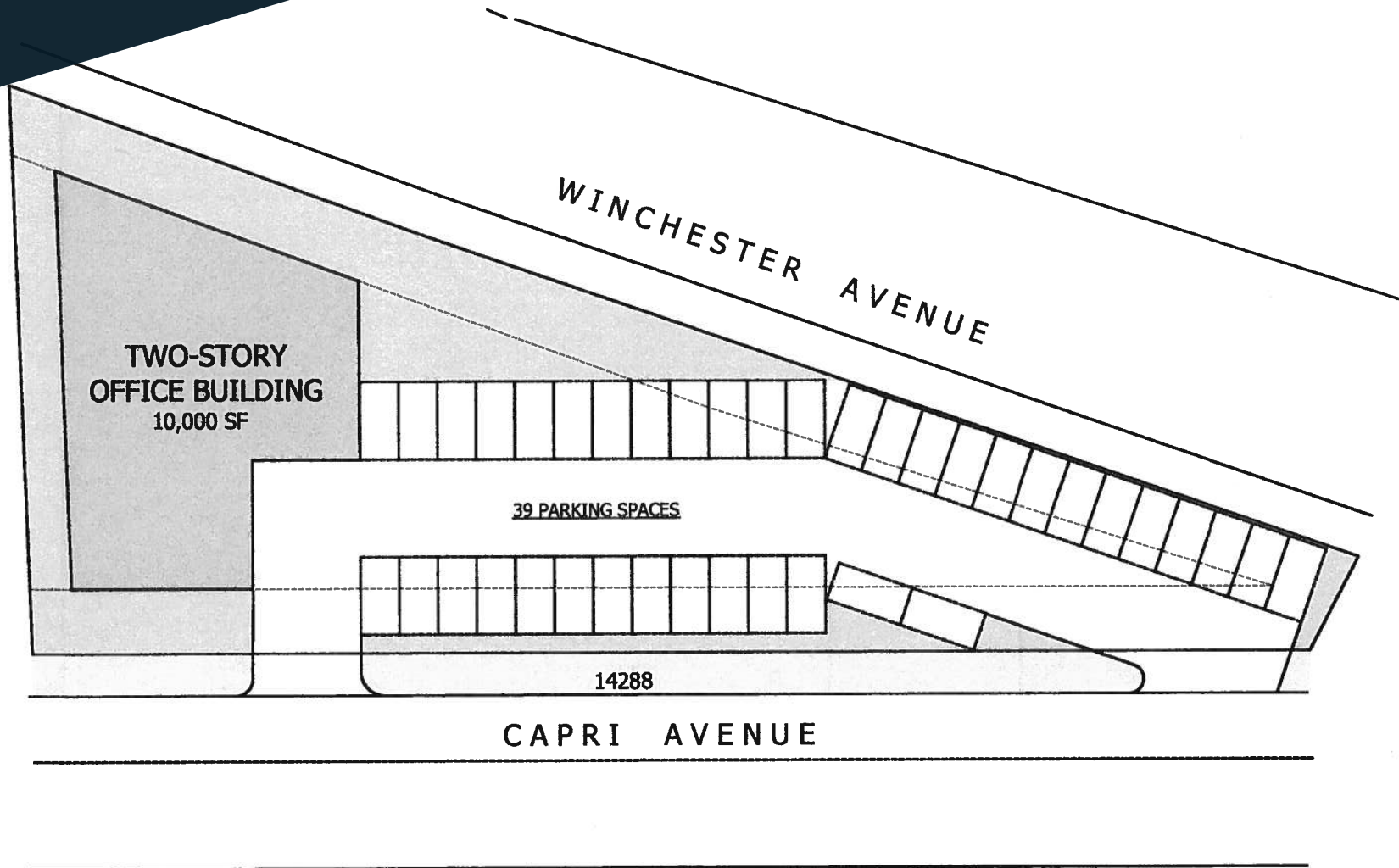
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PROPOSED TWO-STORY OFFICE BUILDING

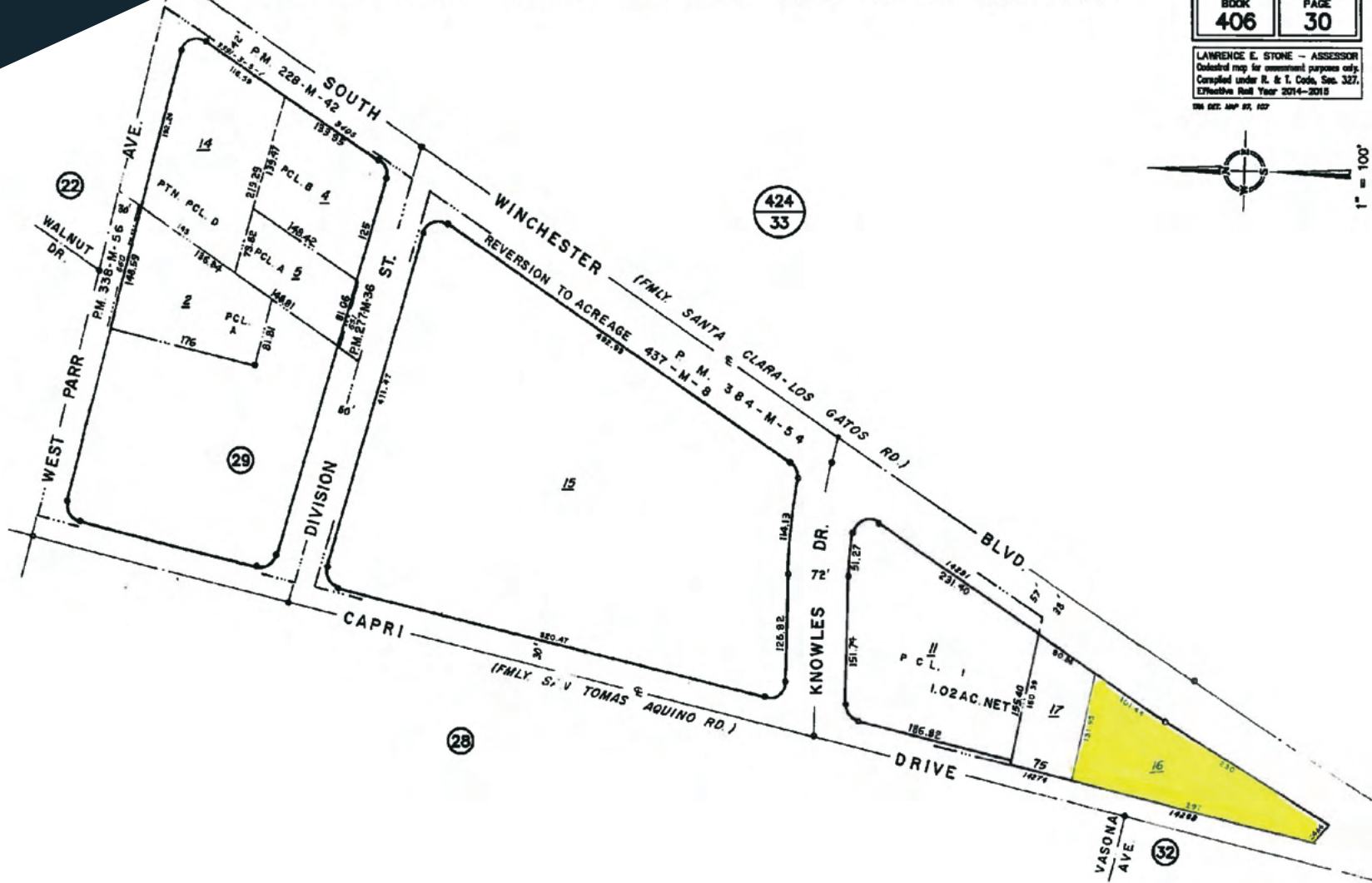


PLAT MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 406	PAGE 30
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LAWRENCE E. STONE -- ASSESSOR
Cadastral map for assessment purposes only.
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For more information, please contact

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AERIAL MAP



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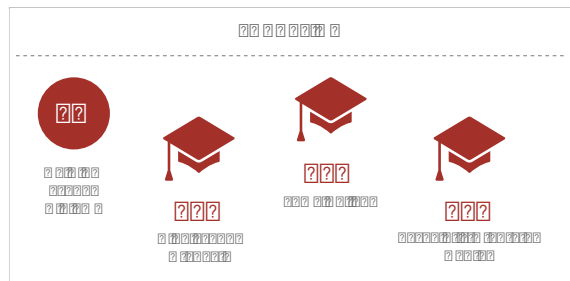
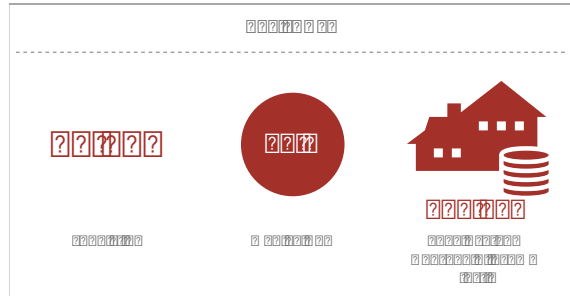
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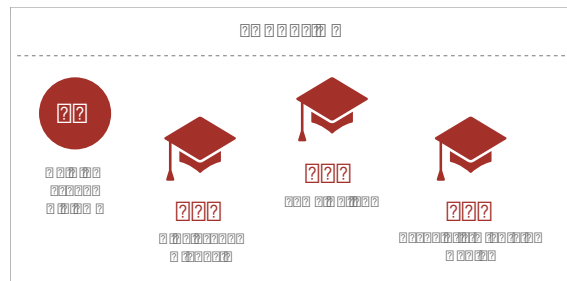
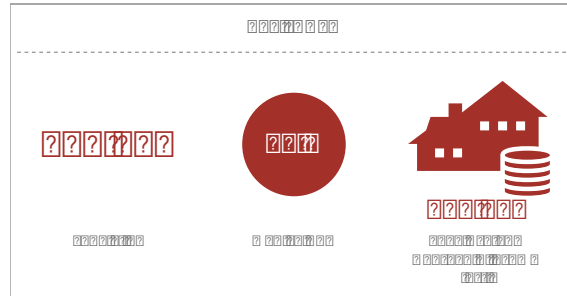
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DEMOGRAPHICS

1 Mile



3 Miles



5 Miles

